

**MINUTES OF MEETING
RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the River Ridge Community Development District held a Regular Meeting on June 22, 2021 at 1:00 p.m., in the Sound Room at the River Club Conference Center (Second Floor of Fitness Center), 4784 Pelican Sound Boulevard, Estero, Florida 33928 and via Zoom at <https://us02web.zoom.us/j/88149819964> and telephonically, at 1-929-205-6099, Meeting ID 881 4981 9964 for both.

Present were:

Bob Schultz (via Zoom)	Chair
Terry Mountford	Vice Chair
Kurt Blumenthal	Assistant Secretary
James Gilman	Assistant Secretary
Robert Twombly	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Shane Willis	Operations Manager
Tony Pires	District Counsel
John Baker	District Engineer
Tony Grau	Grau & Associates
Lamar Stoltzfus (via Zoom)	PSGRC President
Jim McGivern (via Zoom)	PSGRC Vice President
Eric Long	PSGRC General Manager
Travis Childers	PSGRC Assistant General Manager
Bill Kurth	SOLitude Lake Management (SOLitude)
Larry Feisel	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:02 p.m. Supervisors Mountford, Blumenthal, Gilman and Twombly were present, in person. Supervisor Schultz was attending via Zoom.

On MOTION by Mr. Gilman and seconded by Mr. Blumenthal, with all in favor, authorizing Mr. Schultz’s attendance and full participation, via Zoom, due to exceptional circumstances, was approved.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Updates: SOLitude Lake Management

- **Status of Lake H1-B**

Mr. Kurth reported the following:

- Significant improvement was reported at the last meeting and Lake H1-B continues to look good.
- Lake H1-B was not treated for algae last week, as it needed a break; however, spikerush around the Lake H1-B was sprayed. An algae treatment was scheduled for tomorrow.
- Use of aggressive algae treatments spaced apart resulted in a significant difference.
- Aggressive treatments would continue but, at some point, other options might need to be considered. Those options are considerably expensive.
- Phoslock® permanently bonds with the phosphorus and creates a crust, essentially sealing the nutrients in the muck.
- Muck samples were sent to SeaPro Corporation and, based on the numerical content of the phosphorus in the muck, a “reset” application would take approximately 10,000 pounds of Phoslock®, which would cost about \$35,000 for the one-time application.
- Senior management at SOLitude Lake Management (SOLitude) advised him that SOLitude would be willing to perform the application at cost for the product and labor; SOLitude would make no profit.
- During the first quarter of this year, SOLitude lost about \$9,000 maintaining the CDD lakes, primarily because of Lake H1-B and, at some point, if SOLitude must continue expending the same momentous effort, the CDD might end up with a similar expenditure as for the Phoslock® treatment.

➤ The option of using lower rates of Phoslock® would likely not yield the desired results; therefore, quarterly alum applications in Lake H1-B could possibly be considered, which might alleviate some of the issues. The cost would be approximately \$4,000 per application.

Mr. Kurth responded to questions, as follows:

➤ In another community, after a one-time Phoslock® application, it was about 16 to 18 months before another algae treatment was necessary and probably three years before the lake had a significant algae issue.

➤ SOLitude technicians are on site weekly and treat algae observed on any of the H lakes; normally, treatments should not exceed every two weeks.

➤ Regarding whether a recent fish kill in Lake H1-B was a direct cause of the algae treatments or other factors, while the treatment might not have been the direct cause, it likely impacted it, as there were fish kills the two times following the recommended treatments. This is one reason that SOLitude wanted to look beyond the current aggressive treatments.

FOURTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2020

Mr. Grau presented the Audited Financial Report for the Fiscal Year Ended September 30, 2020 and noted the pertinent information on each page and throughout the Audit. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020

Mr. Adams presented Resolution 2021-08.

On MOTION by Mr. Mountford and seconded by Mr. Blumenthal, with all in favor, Resolution 2021-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020, was adopted.

SIXTH ORDER OF BUSINESS

Presentation/Consideration: Synovus Bank Term Letter – Operational and Maintenance Assessment Revenue Bonds, Series 2021 (\$500,000 Working Line of Credit)

Mr. Adams presented the Synovus Bank Term Letter for a \$500,000 working line of credit related to the Series 2021 Operational and Maintenance (O&M) Assessment Revenue Bonds. He discussed the following:

- This would be a taxable line of credit since the funds would not be used for operation and maintenance and not for capital purposes.
- Once draws commence, monthly interest payments would be required, until the principal is paid off at maturity.
- The fixed interest rate would be 2.24%.
- The Loan Commitment Fee would be \$1,250 and the CDD would be responsible for all the bank’s legal expenses associated with the financing, at the anticipated cost of \$9,000. The CDD’s personal legal expense was anticipated to be \$1,000 to \$1,500.
- The overall initial cost to effectuate the line of credit would be \$13,000 to \$14,000, plus a \$1,250 annual renewal fee each subsequent year.
- The line of credit is to cover gaps if the CDD incurs unexpected, emergency expenses.

Mr. Pires stated the law firm Synovus uses produces very good documents; therefore, his review, on the CDD’s behalf, does not take that long. Although the Board might anticipate this line of credit being exclusively for emergency use, the terms of the line of credit do not limit it to emergency purposes; therefore, the Board could decide to use it for other uses. Mr. Adams and Mr. Pires noted that the terms are very good on this line of credit.

Discussion ensued regarding how payments would be factored, funds borrowed in multiple draws, annual renewal option and possibility of interest rate increases when renewing.

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the Synovus Bank Term Letter for a \$500,000 working line of credit and authorizing Staff to proceed with obtaining the line of credit and preparing the necessary documents for presentation and approval at the next meeting, was approved.

SEVENTH ORDER OF BUSINESS

Continued Discussion: FY2022 Proposed Budget

Mr. Adams stated that the proposed Fiscal Year 2022 budget was unchanged since last presented. As proposed, the General Fund assessment would be \$129.41 and the Pelican Sound Special Revenue Fund assessment of \$869.24 plus the \$129.41 General Fund assessment, would bring the total assessments for the Pelican Sound property owners to \$998.65. The required Mailed Notice to property owners advising of the assessment increase and the reasons for the increase was being drafted.

Mr. Adams and Mr. Schultz would draft the narrative for the Mailed Notice and, prior to sending, Mr. Adams would circulate the Mailed Notice to the Board.

EIGHTH ORDER OF BUSINESS

Discussion/Consideration: Dry Detention RFP

A. Bid Analysis

B. Respondents

I. EarthBalance

II. SOLitude Lake Management, LLC, Services

Mrs. Adams presented the Bid Analysis and noted the following:

- SOLitude’s bid of \$18,350 was the lowest.
- EarthBalance’s bid of \$19,524 was higher, despite not including a price for cordgrass trimming. EarthBalance did not respond to the request for the price.
- Work would be performed in the dry season, probably in January and February 2022.
- The expense was budgeted for Fiscal Year 2022.

On MOTION by Mr. Twombly and seconded by Mr. Gilman, with all in favor, the SOLitude Lake Management, LLC proposal for Dry Detention area services, in a not-to-exceed amount of \$18,350, was approved.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2021

Mrs. Adams presented the Unaudited Financial Statements as of May 31, 2021. She responded to questions regarding the following items on the Check Detail:

- Page 2, \$4,295 “Lake Bank Remediation” payment to GulfScapes Landscape Management (GulfScapes): Payment for the dry retention weir repairs.
- Page 2, \$13,400 “Roadway/RM Traffic Calming” payment to M.R.I. Construction, Inc.: Payment for repairs due to asphalt sinking.

The financials were accepted.

TENTH ORDER OF BUSINESS

Consideration of May 25, 2021 Regular Meeting Minutes

Mrs. Adams presented the May 25, 2021 Regular Meeting Minutes.

The following change was made:

Line 189: Change “Mountford” to “Blumenthal”

Mr. Blumenthal referenced Line 194 and noted that a response regarding changes in Fund Balances was still pending from Mr. Adams. Mr. Adams stated that he would email his findings to Mr. Blumenthal.

On MOTION by Mr. Blumenthal and seconded by Mr. Gilman, with all in favor, the May 25, 2021 Regular Meeting Minutes, as amended, were approved.

- **Active Action and Agenda Items**

Mr. Long discussed the status of the following:

- Roadwork Update: Mr. Long met with contractors this week; the project was expected to commence in mid to late July and take four weeks to complete. The Hammock Green sections would likely commence the end of August or early September.
- Injection treatment stations at three locations to address snails within the irrigation lines – work should commence soon but there were delays obtaining the product.
- Pump Station: Scheduled for July 19, 2021 due to vendor issues in obtaining equipment. Part of the roof would be removed prior to July 19, 2021 as it must be removed to get the pump in. Any damages to the golf course caused by the crane needed to install the pump station would be repaired.

Mr. Long would ensure that information about the road work is disseminated and people are encouraged to use the US 41 entrance. With regard to the pump station project,

Mr. Long stated that the Pelican Sound replacement reserves had roof repairs so the roof is accounted for.

Items 4, 5, 8, 10, 11, 12, and 13 were completed.

Items 3, 6, 9, 14 and 15 were discussed and the list was updated to reflect the status and/or further action.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Woodward Pires & Lombardo, P.A.*

Mr. Pires stated he was monitoring pending legislation; updates would be provided when signed into law.

B. District Engineer: *Hole Montes, Inc.*

There was nothing further to report.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

I. Key Activity Dates

The Key Activity Dates list was provided for informational purposes.

II. NEXT MEETING DATE: July 27, 2021 at 1:00 P.M.

• QUORUM CHECK

The July 27, 2021 meeting would be cancelled; the next meeting will be held on August 24, 2021.

TWELFTH ORDER OF BUSINESS

**Supervisors' Requests and Public
Comments (5 minutes per speaker)**

There were no Supervisors' requests or public comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Blumenthal and seconded by Mr. Mountford, with all in favor, the meeting adjourned at 1:47 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair